

# Cumberland Avenue Corridor Project



CITY OF KNOXVILLE  
MADELINE ROGERO, MAYOR

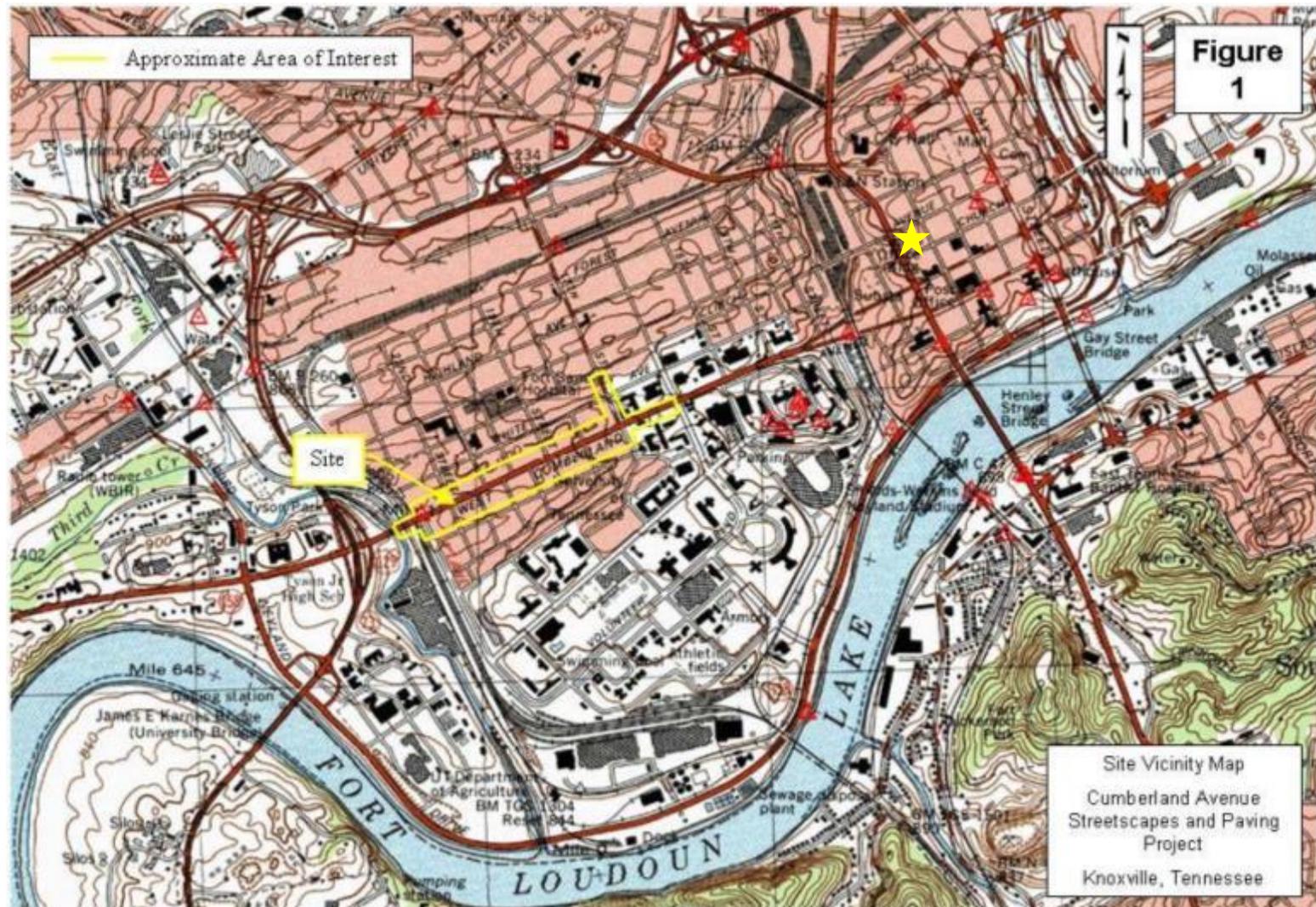


**TENNESSEE**  
SUSTAINABLE TRANSPORTATION  
AWARDS AND FORUM

09/17/18

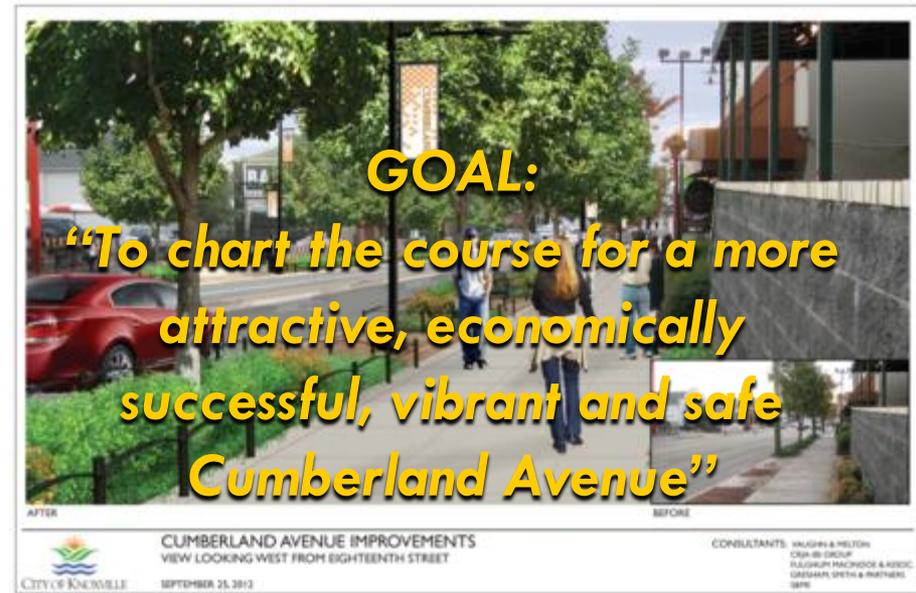
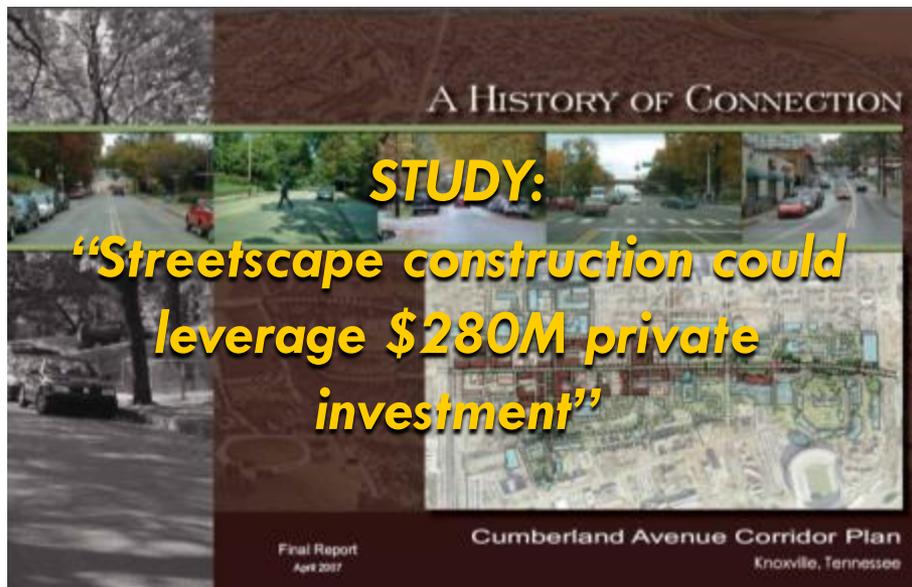
Anne Wallace, Deputy Director, Office of Redevelopment

# Cumberland Avenue - Location

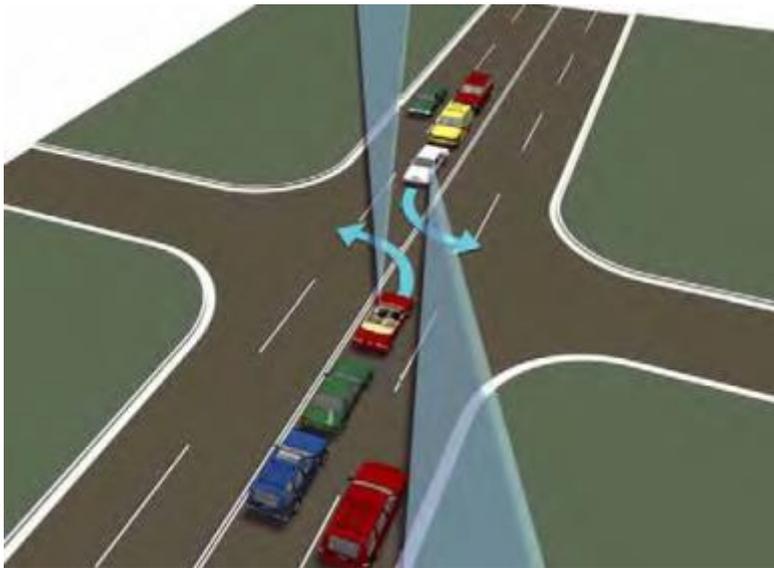


# Cumberland Avenue Process

- Planning charrette Fall 2006
- Plan adoption Spring 2007 – urban design and streetscape
- Series of Public, Stakeholder, and Business/Property owner meetings



# Right Sizing Cumberland Avenue



Existing Conditions on  
the Corridor



Proposed Conditions on the  
Corridor

Images from:

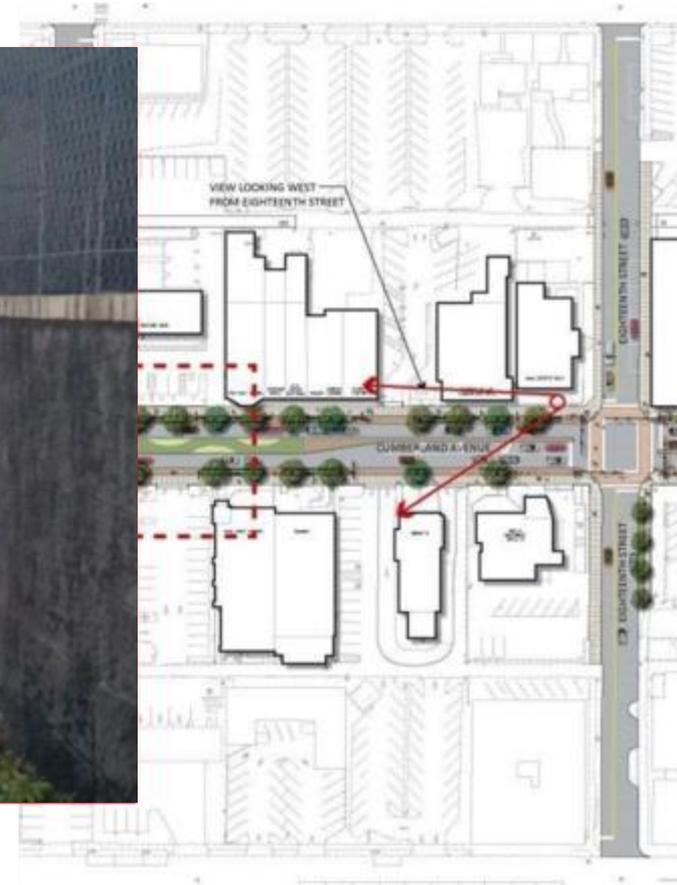
“A History of Connection, Cumberland Avenue Corridor Plan”, 2007

# Cumberland Avenue - 2008



Photo Courtesy of Knoxville News Sentinel, 2008

# Streetscape Design



# Cumberland Avenue Construction

- Began April 2015 with KUB work
- Phase I (Alcoa Hwy – 22nd Street) completed December 2015
- Installed new water, sewer, gas and storm water lines
- Put in new turn lanes, traffic signals, storm water quality device and at-grade railroad crossing
- Delivered on time and under budget



# Cumberland Avenue Construction

- Phase II (22nd Street – 16th Street) started December 2015
- Installed new gas, water, and sewer lines; overhead utilities moved to alleys; north side sidewalks completed
- Finished south side sidewalks, installed median, street furniture - substantial completion August 2017
- Landscape installed Winter 2017
- Delivered on time and under budget!

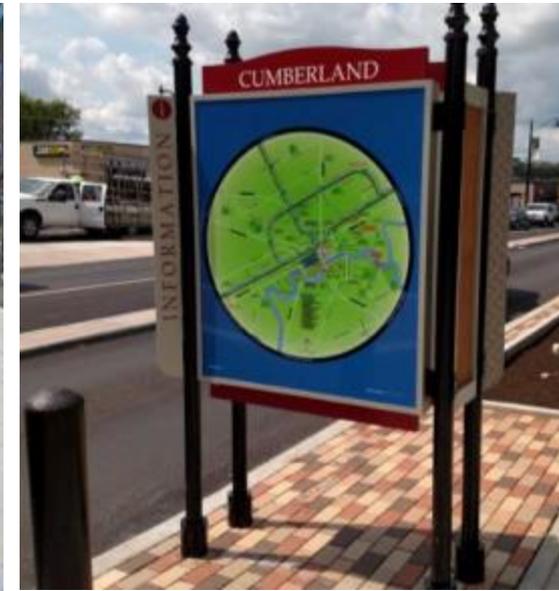




# Cumberland Avenue Details



# Cumberland Avenue Details



# Cumberland Avenue Completion



# Cumberland Avenue Completion



# Cumberland Avenue Leveraging

**Hilton Garden Inn** – approximately \$17,000,000 investment in a vacant and blighted structure, seven story hotel with parking underneath, opened September 2013  
(Paramount Hospitality Group)



**Evolve** – six story mixed use development, former petroleum brownfield site, opened fall 2014, \$20,000,000 investment; one floor underground parking, first floor retail space, approximately 55 units and 200 bedrooms  
(Campus Acquisitions)



# Cumberland Avenue Leveraging

**University Commons** - \$65,000,000, reuse of brownfield site, open to the public fall 2014, more than 240,000 sq. feet of retail space, covered parking, primary tenants Publix & Walmart (CHM, LLC)

**The Standard** – 6 story residential development on 17<sup>th</sup> Street, \$39,000,000, opened January 2017, providing 300 parking spaces, approximately 250 units and 650 bedrooms (Landmark Properties)



# Cumberland Avenue Leveraging

**1830 Cumberland Avenue** - \$45,000,000 reuse of single story, single use facilities, including a surface parking lot and former drive through teller facility; this development will provide approximately 9,500 sq. ft. of new retail, 345 structured parking spaces, and 138 apartment units (600 beds), opening August 2018  
(Collegiate Development Group)

***These projects represent \$190 Million leveraged from the public investment of \$25 Million.***

